

**Community Development**

101-A Mounts Bay Road

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Building Safety & Permits

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Neighborhood Development

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Planning

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Zoning Enforcement

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June 6, 2017

Bryan J. Hill
County Administrator
James City County
101-D Mounts Bay Road
Williamsburg, Virginia 23187-8704

RE: The Settlement at Powhatan Creek, Phase 3

Dear Mr. Hill,

I am writing you today to inform you of the incomplete items for the above referenced project phase. The deficiencies that remain for completion of the project and release of the associated sureties are listed below and are the result of several field inspections, most recently on May 26, 2017.

- Private Road Acceptance.
 - Summarize all record geotechnical data regarding street construction into a comprehensive report. Provide a statement from the geotechnical firm of record that streets were constructed in accordance with the 2009 Private Street standards (applicable at time of plan approval) and/ or state any deviations from these standards. Once submittal is reviewed, additional repair work may be warranted.
 - Install final lift of pavement on Phase 3 streets. Field visit noted the existing base pavement shows signs of spalling, cracking, potholes, and alligatoring. Provide guidance from geotechnical engineer regarding proper remediation of base material prior to installation of final lift of paving.
 - Repair of damaged or missing curb and gutter sections. Areas to be noted during private road acceptance inspections.
- Road Signage. Install all road signage and street markings in accordance with approved plan S-15-12/ SP-37-12 and to include stop signs, no parking signs, and street name signs.
- Sidewalks. Install missing and damaged sidewalk sections, most notably along Berry Square between Lots 236 -237 and 4225 Berry Square. Remaining sidewalk will be inspected as part of private road acceptance process.
- Storm System Infrastructure. On May 28, 2015, ERP staff performed a field inspection for interim storm acceptance. Deficiencies were noted for all structures and pipes. A general punch list letter was issued on June 1, 2015 asking for remediation actions related to storm infrastructure, however no actions were taken by developer. A closed circuit video inspection of the storm system is requested for staff review. This inspection should include 360° rotation at all pipe joints. Following review of the inspection videos, staff will provide a punch list of needed storm system repairs. A final storm system as-built will be required.
- Focal Point BMPs. Install three Focal Point units, A - C, along South Square as shown in approved S-15-12/ SP-37-12.
- BMP conversions. BMPs 3.1 and 3.2 must be converted from temporary sediment basin mode to final design specifications. BMP 3.1 is to be a dry detention pond and BMP 3.2 is to be a wet retention pond. Final design specifications are listed on sheets 18 and 19 of S-15-12/ SP-37-12. The access road for BMP 3.2 is amended by SP-39-16.

- BMP Facility Record Drawings. Once installed (Focal Point) and converted (BMPs 3.1 and 3.2), full as-built records drawings and construction certifications, along with any necessary and pertinent geotechnical information must be submitted to the Division for review and acceptance. At the time of review and field inspection, additional work may be warranted.
- Level Spreaders (2) and Drainage Swales. Submit full as-built records drawings and construction certifications, along with any necessary and pertinent geotechnical information to the Division for review and acceptance. At the time of review and field inspection, additional work may be warranted.
- Unapproved Improvements. Submit site plan amendment for all added improvements not previously reviewed and approved by County. These items include:
 - Retaining wall at rear of Lots 272-278
 - Plantings within the drainage easement between Lots 216-220. Note that staff will mostly like request removal of all screening plants within this easement as a drainage swale runs through the area.
- Grading. Complete grading associated with amendment to remove retaining walls from Phase 3 areas.
- Construction Access to Powhatan Springs Road. Close access, install final curbing at tee turn around, and stabilize route with appropriate vegetation.
- JCSA Concerns. Address issues/ items of punch list to be provided by JCSA following their final walk through.

Sincerely,



Frances C. Geissler
Acting Director
Engineering and Resource Protection

CC: Adam Kinsman, JCC Attorney
David Musgrave, Gordon Feinblatt LLC
Mike Ware, Schempf & Ware, PLLC